

TO: CITY MANAGER

DATE: 1997 09 30

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: WASTE REDUCTION OPPORTUNITIES FOR
BUILDING DEMOLITION PROJECTS

PURPOSE: To provide Council with information on salvaging and recycling practices for
City building demolition projects.

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

INTRODUCTION

At the Council meeting held on 1997 September 08, Council received and approved a report that recommended the demolition of a City-owned building on Keswick Avenue. Arising from the discussion, staff were requested to provide information on the percentage of demolition waste that was recycled/salvaged in connection with the recent demolition of the three City properties on Deer Lake Drive/Sperling Avenue.

This report provides the specific information requested and outlines the City's role in promoting environmentally-friendly disposal alternatives for construction wastes.

DISCUSSION

The three City-owned buildings in the Deer Lake area that were demolished recently were located at 6649 and 6595 Deer Lake Drive, and 5655A Sperling Avenue. The overall recycling rate for building demolition projects varies from project to project and is largely dependent on the building condition and costs.

The building at 6649 Deer Lake Drive was approximately 80% recycling or salvaged while the remaining 20% waste was hauled to a Demolition Landclearing Construction (DLC) landfill site. The other two Deer Lake area buildings were approximately 35% recycled or salvaged with the remaining waste hauled to a DLC site.

In recent years, demolition contractors have been better informed of disposal alternatives through recycling, salvaging and better alternate practices on waste management. Information brochures have been prepared and distributed to contractors on environmental considerations and the means to reduce the net disposable waste. For City building contracts, emphasis is placed on moving, salvaging and recycling of the structure, where feasible, before proceeding with demolition. It is our experience that most metal and concrete materials such as doors, windows, tanks, sidings, plumbing/heating pipes, etc. are often salvaged and separated from other construction waste. Current market prices for recyclable materials and increasing landfill disposal cost have also made waste reduction alternatives more cost effective and attractive to demolition contractors.

SUMMARY

The promotion of waste reduction initiatives is an ongoing process adopted by the City as part of the comprehensive environmental goal. The City will continue to work with the GVRD and the Institutional/Commercial/Industrial sector to develop appropriate strategies on sustainable waste reductions. Recent City building demolition projects in the Deer Lake area also revealed that the construction industry is responding to the call of environmentally responsible disposal alternatives for construction waste. Staff will continue to monitor the management of construction waste for City projects and make the necessary changes to enhance the waste reduction objective.

W.C. 
DIRECTOR ENGINEERING